

Central Wisconsin Community Action Council, Inc.

EPF&A Committee Meeting Minutes

January 8, 2021

Present: Donna Maly (by Zoom), Charlie Krupa (by Zoom), Dave Singer (by Zoom),
Muriel Harper, and John Earl

Excused Absence: None

Staff: Fred Hebert, Jim Dahlke (by Zoom), and Donna Lynch

Guests: None

1. John Earl called the meeting to order and roll call was taken with five members present.
2. Motion passed by unanimous vote approving the agenda and minutes of the December 4, 2020 EPF&A Committee meeting.
3. Fred reported that Mary Kate Thurow's husband passed away. New staff include: Cassie Manson, Baraboo Homeless Shelter Manager; Angel Smith, Program Case Manager & Resource Specialist in Beaver Dam; Bob Schmidt, WHEAP Program Assistant, Lisa Cook, Program Assistant in Adams; Bill Euclide, Adams Mobile Food Pantry Coordinator; Marit Mueller, Program Assistant in Eau Claire, and Ashley Torres, Homeless Program Assistant in Mauston. We continue COVID-19 safety practices with able to work from home if they prefer. The Weatherization crew resumed work on January 4th working five days a week to catch up on the contract.
4. Jim Dahlke presented the Finance Report which included equity positions in our buildings. As of December 31, 2020, the total original cost and improvements for all buildings was at \$4,157,045; total mortgage balance was \$2,316,557, and total equity based on original cost and improvements was \$1,840,488. We experienced an increase in equity from \$461,889 in 2015 to \$566,417 in 2020. Motion passed by unanimous vote approving the Finance Report as presented with thanks to Jim.
5. Fred and Donna Maly provided an update on New Beginnings and the search for a Men's Shelter location. Fred will be attending their upcoming meeting to get clarification on their 501(c)(3) status.
6. The State and Federal Home Loan Bank grant applications for Fait Family Apartments were approved. We await the contract from the State and a groundbreaking will be planned. The Charlie Krupa School View Senior Village grand opening is currently on hold. We will contact all PBP Committee members to see if they are able to meet by Zoom or telephone in February.
7. Fred updated the committee on completion of the Adams-Friendship Senior Village transfer from CAP Services to our agency which took place on December 31st. The new name of the project is Adams-Friendship Gift of Years Village. He discussed the WHEDA loan pre-payment penalty and will provide an update after more information is gathered.
8. Fred updated the committee on the Baraboo Homeless Shelter. The shelter manager is our employee, however not sure at this point if we will assume fiscal management.
9. Committee members discussed full board meetings in the future. After discussion, they agreed that correspondence will be sent out from our Board President regarding options for attendance.
10. Fred updated the committee on large donations received over the holiday season including \$20,000 from the Greg Van Wie Foundation, an anonymous donation of \$12,000, and \$5,900 for our Beaver Dam Food Pantry from National Exchange Bank.
11. Meeting Adjourned - Next Meeting - Friday, February 12, 2021